097.0	0002	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,077,100 / 1,077,100
					USE VALUE: 1,077,100 / 1,077,100
					ASSESSED: 1,077,100 / 1,077,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMBROSIA PATRICK W & PATRICE L
Owner 2:	
Owner 3:	
Street 1:	35 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALSH TERESA -
Owner 2:	-
Street 1:	35 HUTCHINSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 2748 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9275.000	588,300		488,800	1,077,100
Total Card	0.213	588,300		488,800	1,077,100
Total Parcel	0.213	588,300		488,800	1,077,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.93 | /Parcel: 391.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63335
GIS Ref	
GIS Ref	
Insp Date	01/13/17

!7909!

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	588,300	0	9,275.	488,800	1,077,100	1,077,100	Year End Roll	12/18/2019
2019	101	FV	440,700	0	9,275.	488,800	929,500	929,500	Year End Roll	1/3/2019
2018	101	FV	440,700	0	9,275.	419,000	859,700	859,700	Year End Roll	12/20/2017
2017	101	FV	440,700	0	9,275.	391,000	831,700	831,700	Year End Roll	1/3/2017
2016	101	FV	440,700	0	9,275.	335,200	775,900	775,900	Year End	1/4/2016
2015	101	FV	430,600	0	9,275.	300,200	730,800	730,800	Year End Roll	12/11/2014
2014	101	FV	430,600	0	9,275.	277,900	708,500	708,500	Year End Roll	12/16/2013
2013	101	FV	418,300	0	9,275.	265,000	683,300	683,300		12/13/2012

PRINT

Date	Time
12/10/20	22:30:33

LAST REV

Date	Time
08/10/20	10:05:30
danam	
7909	

USER DEFINED

Prior Id # 1:	63335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH TERESA,	59427-40		6/29/2012		750,000	No	No		
HABIB JEFFREY H	33293-587		7/23/2001	Family	1	No	No		
LEFEVRE JOHN /E	24781-298		8/15/1994		327,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	485	Inter Fi	132,611	O				
7/19/2019	1093	Re-Roof	8,284	C				
3/29/2016	342	Shed	4,411					new 12x12 shed
8/24/2015	1197	Re-Roof	3,100					Replace rubber roo
8/24/2015	1189	Porch	3,250		8/21/2015			Repair, replace ro
8/9/2012	1008	Heat App	12,000					INSTALL 2 FURNACES
6/29/2012	833	Redo Bat	78,000					REDO 3 BATHS / INS

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2017	Measured	DGM	D Mann
1/13/2017	Permit Visit	DGM	D Mann
11/4/2015	Permit Insp	PC	PHIL C
1/31/2013	Info Fm Prmt	BR	B Rossignol
9/29/2012	MLS	EMK	Ellen K
2/19/2009	Meas/Inspect	189	PATRIOT
11/3/2000	Inspected	264	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
11/12/1999	Inspected	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9275		Sq. Ft.	Site		0	70.	0.75	4									488,775						488,800	

Total AC/HA: 0.21292 | Total SF/SM: 9275 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 488,775 | Spl Credit | Total: 488,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13791823
Const Adj.:	1.01239884
Adj $ / SQ:	144.003
Other Features:	144964
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722774
Depreciation:	134436
Depreciated Total:	588338

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

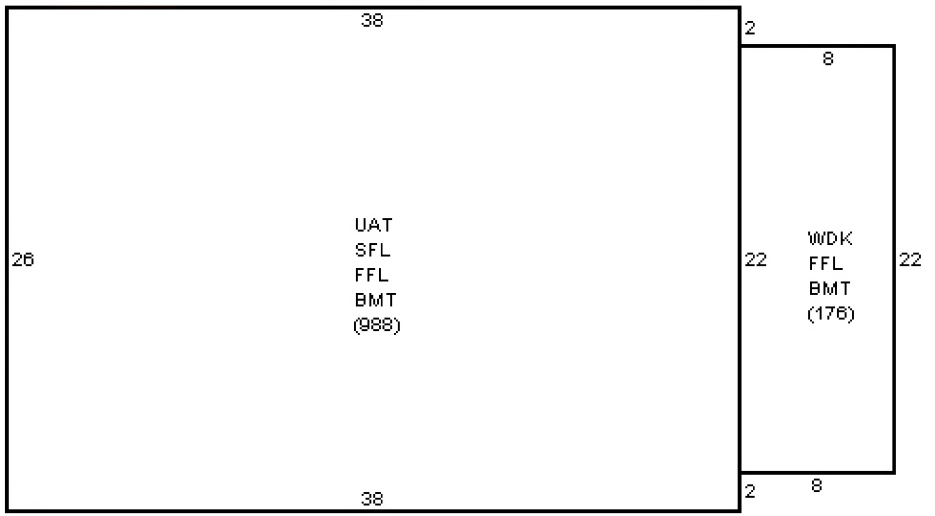
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.52
Special Features:	0	Val/Su Net:	157.34
Final Total:	588300	Val/Su SzAd	273.37

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	52.920	61,600
FFL	First Floor	1,164	144.000	167,620
SFL	Second Floor	988	144.000	142,275
UAT	Upper Attic	247	100.800	24,898
WDK	Deck	176	11.830	2,081
	Net Sketched Area:	3,739	Total:	398,474
Size Ad	2152	Gross Are	4480	FinArea 2748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	